

LOT 5

APPROVED MIXED-USE RETAIL & APARTMENT PAD

Ortega Hwy & Grand Ave · Lake Elsinore, California

\$7,500,000

Asking Price

12.54 AC

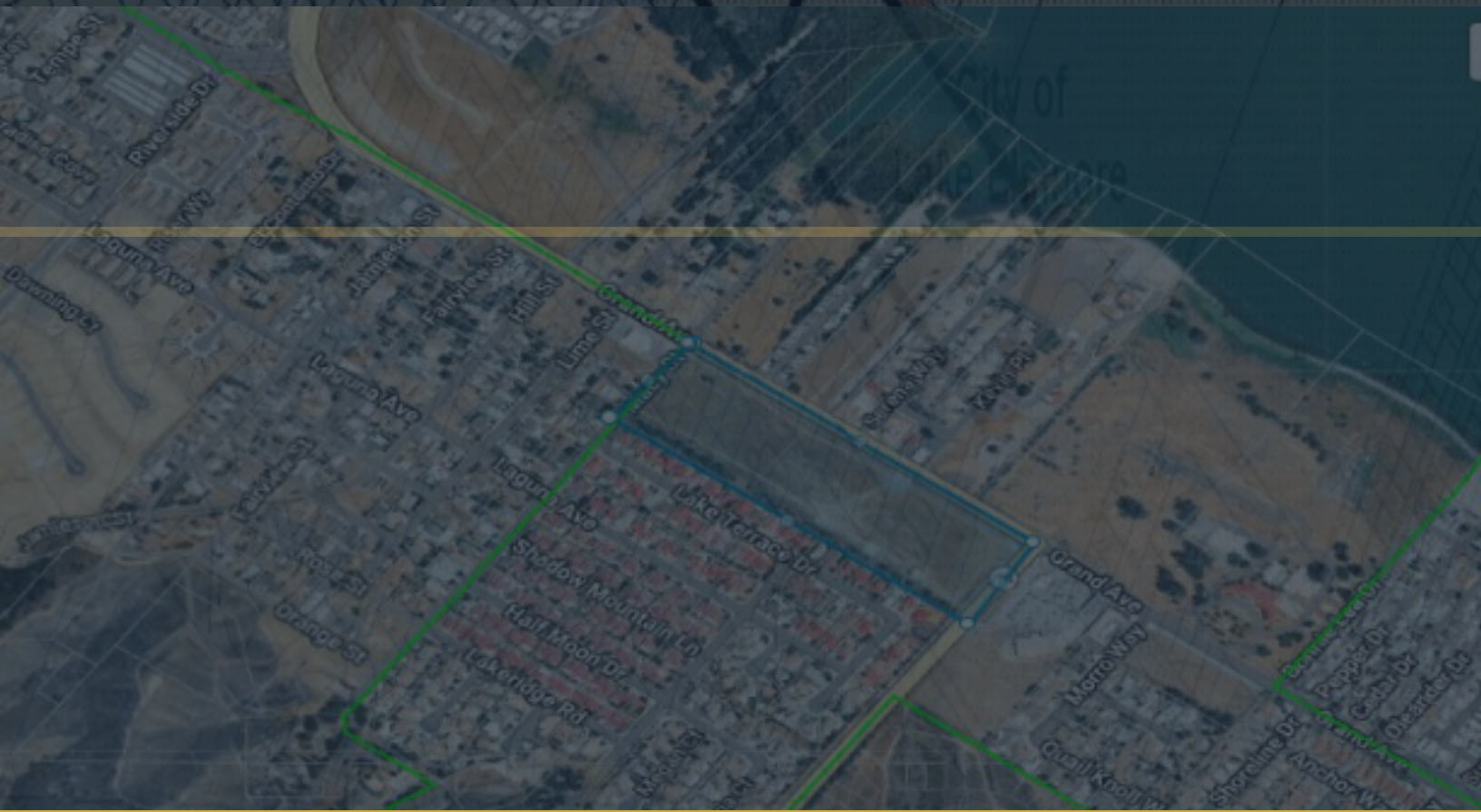
Master Site

**6 LOTS
AVAILABLE**

Total Pads

APN 381-320-026

Parcel Number



Exclusively Presented by Jason Graham · DRE# 01766858 · Direct: 951.852.4757

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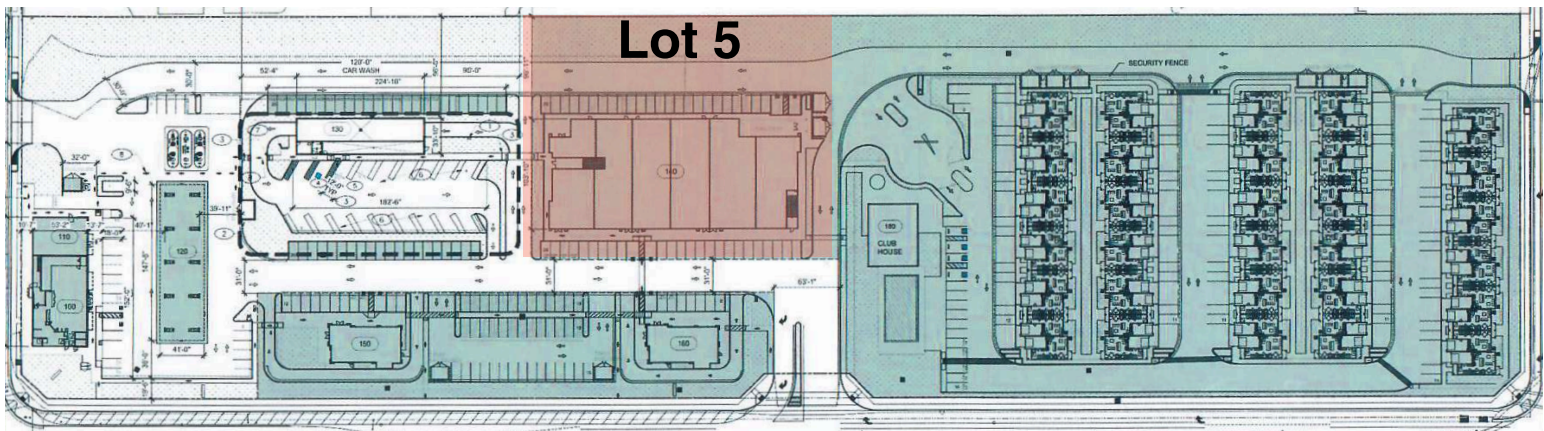
LOT OVERVIEW

Mixed-Use Retail & Apartment Pad/14 Condos

Lot 5 (1.35 acres) is the mixed-use center piece of the Ortega Hwy & Grand Ave development — combining approximately 23,000 sq. ft. of ground-floor retail with 14 second-story apartment units totaling approximately 20,000 sq. ft. This vertical mixed-use format mirrors the highest-performing commercial real estate structures in Southern California, generating dual income streams from retail leases below and residential rents above — a compelling risk-adjusted development profile in any interest rate environment.

SPECIFICATION	DETAIL
Ground-Floor Retail	23,000 +/- sq. ft.
2nd-Story Apartments	approx. 20,000 sq. ft. (14 units)
Total Development	approx. 43,000 sq. ft.
Lot Type	Fee Simple Land — Entitled Pad
Asking Price	\$7,500,000

AERIAL & LOCATION MAPS



KEY HIGHLIGHTS

- **TrueVertical Mixed-Use:** 23,000 sq. ft. of ground retail + 14 apartments above creates a self-reinforcing income structure where residential income supports operations during retail lease-up — and retail amenities command rent premiums for residents.
- **Retail Anchor Potential:** At 23,000 sq. ft., the ground floor accommodates a regional grocery anchor (specialty, natural, or discount format), a fitness operator, a pharmacy, or a multi-tenant strip of service and food-and-beverage retailers.
- **14 Apartment Units:** Second-story residential provides immediate recurring income with minimal vacancy exposure given Lake Elsinore's documented housing shortage and low rental vacancy rates.
- **Live-Work Synergy:** Residents living directly above ground-floor retail create a built-in customer base for commercial tenants — a proven demand dynamic at successful mixed-use centers across California.
- **Gateway Positioning:** SR-74 and Grand Ave frontage ensures that Lot 5 retail benefits from the same captive regional traffic as the fuel and QSR pads — without being limited to the drive-through format.
- **Fee Simple, Entitled:** Full ownership of the land with nearing-final tract map approval. No shared equity structures or ground lease complications.

IDEAL TENANT / BUYER PROFILE

This pad is well-suited for the following categories of tenants, operators, and buyers:

- Grocery anchor: Grocery Outlet, Sprouts, Trader Joe's, Vallarta
- Fitness/wellness: Planet Fitness, OrangeTheory, yoga or martial arts
- Pharmacy/health: CVS, Rite Aid, urgent care clinic
- Mixed food/beverage: Restaurant row, coffee, juice bar, bakery
- Residential: Market-rate or workforce apartment operator

LOCATION CONTEXT

The Ortega Hwy & Grand Ave development is located at the southernmost direct commercial gateway between Riverside County and Orange County via SR-74. Westbound travelers face approximately 13 miles of undeveloped mountain corridor through the Cleveland National Forest before reaching commercial services on the Orange County side — making this site the definitive last-exit commercial node for fuel, food, and services. Daily traffic on SR-74 at this location runs approximately **50,000 + vehicles per day**, with elevated weekend recreational volumes from hikers, mountain bikers, campers, and coastal-bound families. Within a 5-mile radius, the population exceeds **90,000 residents** with a median household income above \$70,000, providing a strong local demand base to complement the corridor's traveler traffic.

PORTFOLIO ACQUISITION OPPORTUNITY

Buy the Lot — or Buy the Whole Project

While LOT 5 is available individually at \$7,500,000 the complete 12.54-acre Ortega Hwy & Grand Ave development — all six lots — is also available for acquisition as a single portfolio at a total asking price of **\$33,980,000**. A bulk acquisition delivers a fully integrated, mixed-use commercial and residential master development with unmatched strategic positioning on one of Southern California's most traveled inter-county corridors.

The complete portfolio includes:

LOT	USE	ASKING PRICE
LOT 1	Gas Station / Convenience Store / Office / QSR	\$6,200,000
LOT 2	Restaurant Pad with Drive-Through (2,400 sq. ft.)	\$1,490,000
LOT 3	Restaurant Pad with Drive-Through (2,400 sq. ft.)	\$1,490,000
LOT 4	Residential Condominium Pad (60 units / 93,365 sq. ft.)	\$12,500,000
LOT 5 ★	Mixed-Use Retail 23,000 sq. ft. + Apartments (14 units) — THIS LOT	\$7,500,000
LOT 6	Car Wash Pad	\$4,800,000
TOTAL BULK	All Six Lots — Complete Portfolio	\$33,980,000

WHY CONSIDER A BULK ACQUISITION?

- **Complete Control:** A single buyer controls all six pads—enabling master planning, phased delivery, and tenant curation across the entire 12.54-acre site.
- **Value Creation:** Coordinated development of the full site unlocks synergies between fuel, QSR, retail, car wash, and residential uses that no single-pad buyer can replicate.
- **Unmatched Market Position:** Owning the entire last-exit commercial node at this location is a generational real estate opportunity in Southwest Riverside County.
- **Institutional-Grade Scale:** At \$33,980,000, the portfolio is appropriately sized for institutional capital, family office, or regional developer platforms.
- **Flexible Exit:** A bulk buyer can develop all lots, sell individual pads to end-users or operators, or pursue a combination — preserving multiple paths to value realization.



FOR MORE INFORMATION, PLEASE CONTACT:

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